This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
25-10126

Karen Johnson Davidson County
Batch # 1378666 DEEDWARR
02/10/2026 11:08:00 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20260210-0010052

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, is $650,000.00
Sworn to and subscribed before me this 3rd day of ~~January~~ Feb, 2026.

Affiant

Notary Public NCE 6-8-27

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
The JHK Trust dated February 17, 2015 1106 WADE AVE. #5 NASHVILLE, TN 37203	New Owner	105-05-0U-002.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ryan Adams and Amanda Adams aka Amanda Lessard, husband and wife,** hereinafter called the "Grantor," has bargained and sold, and by these presents do transfer and convey unto **The JHK Trust dated February 17, 2015,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 2, 1106 Wade Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20150219-0014254, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Adams, a single man and Amanda Lessard, a single woman, as joint tenants with rights of survivorship by Warranty Deed from Blue Sky Construction, Inc., a Tennessee Corporation of record in Instrument No. 20160630-0066764 Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on June 30, 2016.

This is improved property known as **1106 Wade Ave Unit 5, Nashville, TN 37203.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to

convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 27 day of January, 2026.

Ryan Adams

Amanda Adams

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ryan Adams and Amanda Adams**, the within named bargainor, with whom I am personally acquainted (or proved their identities to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of January, 2026.

Notary Public MICHAEL J O SULLIVAN
My Commission Expires: 2/15/2030

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030